

Building Safety Regulator

The Building Safety Act 2022 Colin Blatchford



The Regulator



The Act sets up a Building Safety Regulator. Its three main functions will be:

- To keep the safety & standards of ALL buildings under review
- Promote competence for ALL buildings (not just those currently in scope) including industry and professionals working on buildings, and building control bodies
- 3. Lead the delivery of the new, more stringent regulatory regime for buildings currently in scope Higher Risk Buildings (HRBs)



Building registration



Higher-risk buildings:

- Duties under Part 4 October 2023
- BSR will begin assessing Building Assessment Certificate applications – April 2024
- Registered HRBs will be called in over an initial 5 year period

Register a high-rise residential building (buildingsafety.campaign.gov.uk)



Legislation



Building Safety Act 2022 (Commencement No.4 and Transitional Provisions) Regulations 2023

1 April 2023

Section 5 – Duty to keep safety and standards of buildings under review

Section 6 – Facilitating improvement in the competence of industry and building inspectors

6 April 2023

Sections 33 – 35 – Building regulations, dutyholders and competence



Building control professional codes & standards



April 2023

Building Inspector competence framework

Operational standards rules

OSR monitoring arrangements

Strategic context for regulatory framework

- The Building Safety Regulator (BSR) oversees building control bodies (individual professionals, local authorities, and registered building control approvers)
- From Spring 2024 building control bodies and professionals must follow mandatory codes and standards for building control



Building Inspector Competence Framework (BICoF)

Transitional period to April 2024 April 2023

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Dutyholders



The Building Safety Act 2022 amends the Building Act 1984 to:

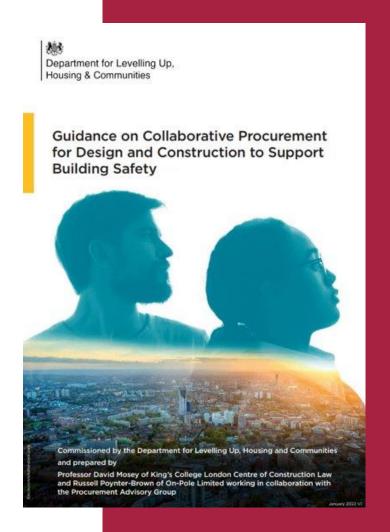
- Create powers to prescribe requirements on those who procure, plan, manage and undertake building work
- 2. Introduce new enforcement powers for building control authorities







- A construction control plan describing the strategies for managing building work to maintain building regulations compliance
- A competence declaration confirming that the client is satisfied that their Principal Designer and Principal Contractor are competent to carry out their roles; and written records of the steps the client has taken to be satisfied of their competence





Building control regime

Building mandatory occurrence reporting mandatory occ mandatory occurrence reporting mandatory occurrence reporting Completion nce reporting control certificate approval application **Dutyholders** application **Completion** Construction Register **Design** Site inspections & Completion Require to interventions certificate register before **Planning Building control** occupation application approval gateway application one Notifications to regulator Safety case Building assessment **Change control** certificate application **Enforcement** Require completion certificate to PAP / AP Require **HSE** are Require Require building register statutory building control completion consultee for control certificate approval planning approval before application applications application **Enforcement Enforcement** work starts

golden thread of information





HSE are producing an e-Bulletin which contains regular updates on all things BSR please visit HSE's webpages and search for building safety.

https://www.hse.gov.uk/buildingsafety/index.htm

